

# THE GREEN

HIGH CONISCLIFFE  
DARLINGTON

LOVE PROPERTY. 

LOVE THE JOURNEY



# Welcome home

Welcome to your new lovely little cottage set in the prized location of High Coniscliffe on the outskirts of Darlington. This pretty village sits surrounded by countryside with an abundance of walks by the river. The local pub- The Spotted Dog serves up a cosy welcome and a delightful menu. Darlington town centre is a 10 minute drive away and the beautiful market town of Barnard Castle just 20 minutes away. Access to the A1 is easy from High Coniscliffe and you can be heading north or south within 15 minutes.

So lets step inside your new home...

On entering into the small hallway you can hang up your coat and kick off those muddy boots and step into your lounge off to the right. Imagine settling down for the evening in front of the fire in here, adorned with wooden beams, alcoves and a wood effect floor. Your new lounge will easily accommodate your large comfy sofas, so sit back pour yourself a glass of your favourite tippie and watch your favourite movie and leave the day behind.

To the kitchen...

Well placed just off the lounge you will find your kitchen, where light streams in through the roof window and glazed rear door which leads to your small courtyard area. This small yet perfectly formed kitchen provides everything you need Including electric hob and oven and washing machine and perfectly finished with a touch of style. The ideal spot to take your coffee and breakfast, contemplate the day ahead whilst sitting at the table enjoying the sunshine beaming in or throw open the door and bring the outside in.





## Rest of the home

Time to unwind...

Heading upstairs, you'll discover your sleeping quarters and family bathroom. The two bedrooms—one at the front and one at the rear of the property—are complemented by the inviting bathroom.

In the bathroom, indulge in a relaxing bubble bath at the end of the day or refresh yourself with an invigorating shower to kickstart your morning routine.

The main bedroom at the front of the property exudes a light and airy ambiance, complete with a fitted wardrobe in one of the alcoves, offering a serene retreat for restful nights.

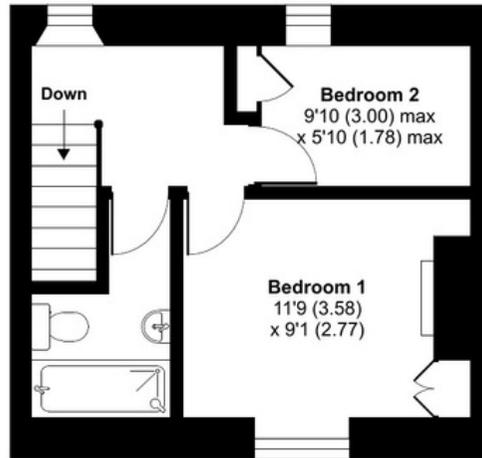
Meanwhile, the second bedroom at the rear of the property provides versatility, whether it be as a children's room, home office, or dressing room—the choice is yours!



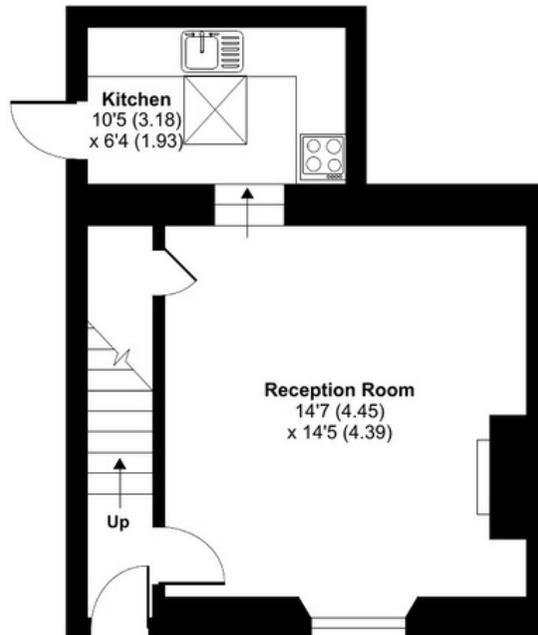
# The Green, High Coniscliffe, Darlington, DL2

Approximate Area = 622 sq ft / 57.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

## Finer Details:

Postcode: DL2 2LJ

Freehold

Council Tax band: B

Electric Heating

EPC rating; E

Parking

Super fast broad band available

Mobile phone network coverage by most providers (4G)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Love Property UK Ltd. REF: 999924